

INDUSTRIAL DEVELOPMENT OPPORTUNITY

54 Bowen Rd
Carmel Hamlet, NY 10512

Price: Upon Request

PROPERTY AT A GLANCE



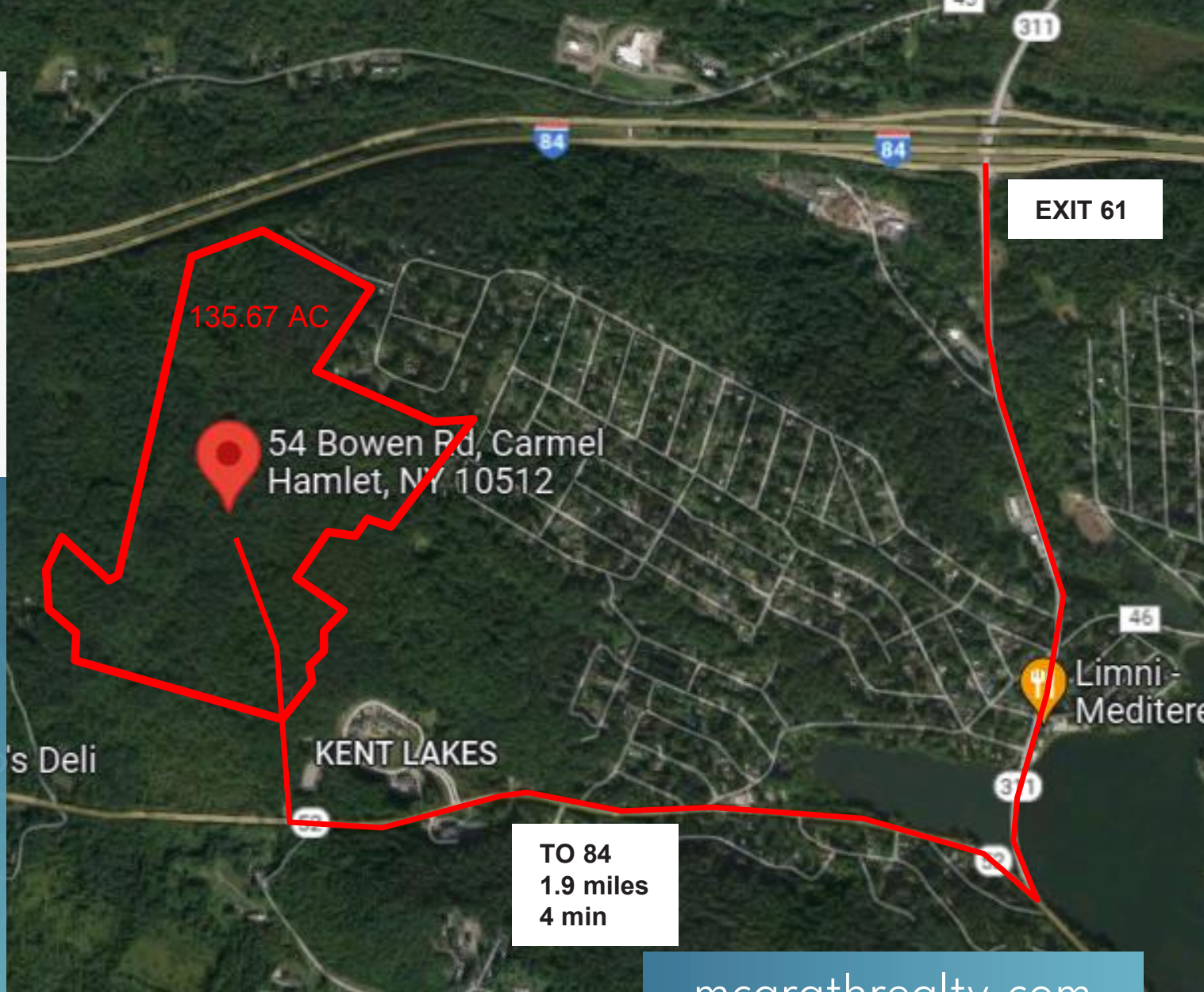
Zoning: R-80, being converted to Industrial Office Complex



Lot Size: 135.67 AC



Utilities:
Well / Septic,
Potential for Sewer



mcgrathrealty.com

LISTING AGENTS

Ryan McGrath, *Real Estate Salesperson*
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(914) 589-3712

Mike Fitzgerald, *Real Estate Salesperson*
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(914) 907-7867



MCGRATH
REALTY INC

1028 Main St, Fishkill, NY 12524

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About This Property

For consideration, a 135-acre development parcel, ideal for a largescale industrial application. Potential for a mixed used complex with residential and industrial components. The local municipality has previously been approached about a proposed 350K sf warehouse. Owner will entertain offers contingent to, or as is. Adjoining parcels may also be available. Minutes to I-84 and I-684.

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Property Type: Land

PROPERTY HIGHLIGHTS



Excellent location close to major interstate, less than 2 miles



Large parcel with flexible zoning



Potential sewer connection

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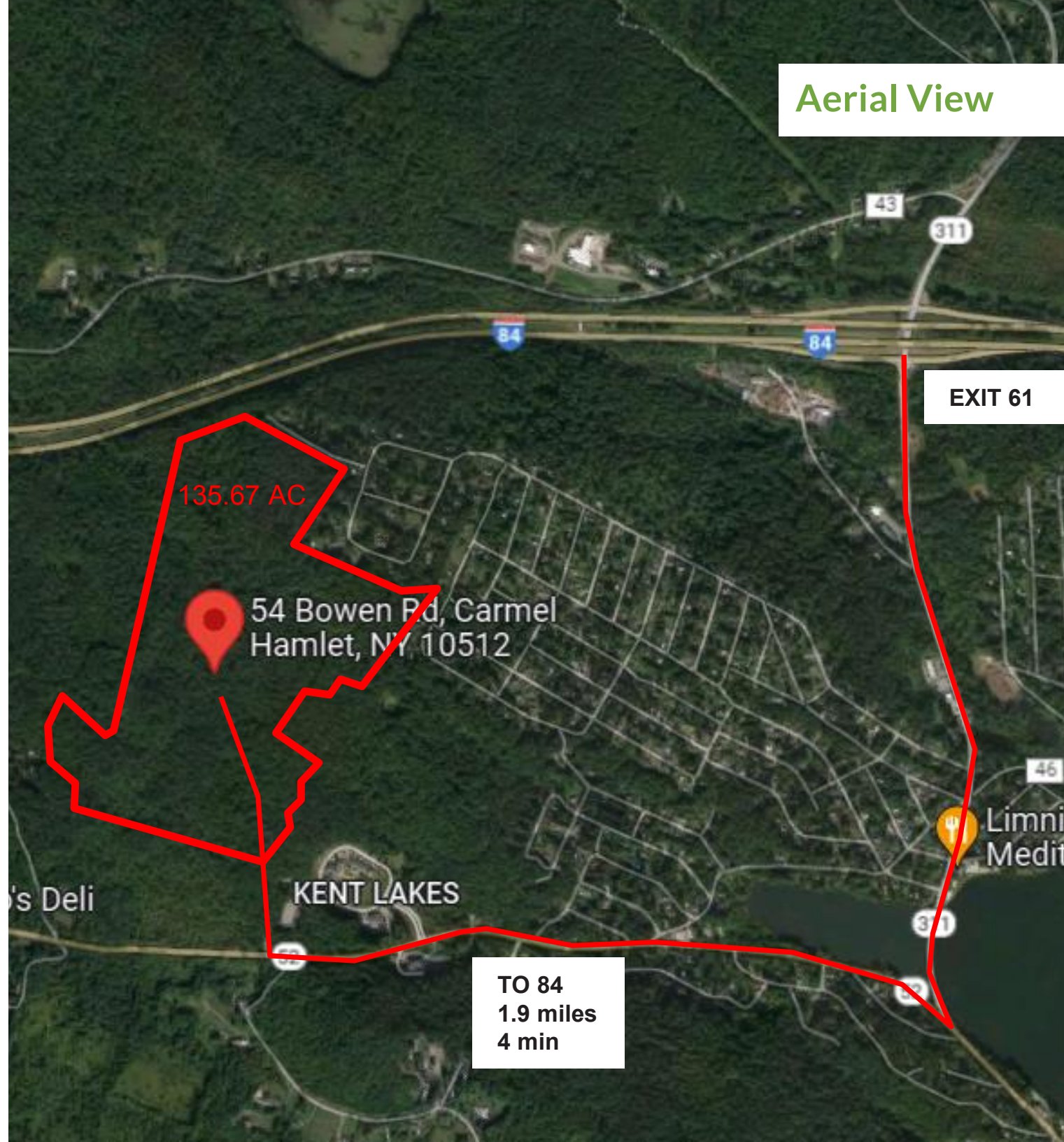
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Aerial View



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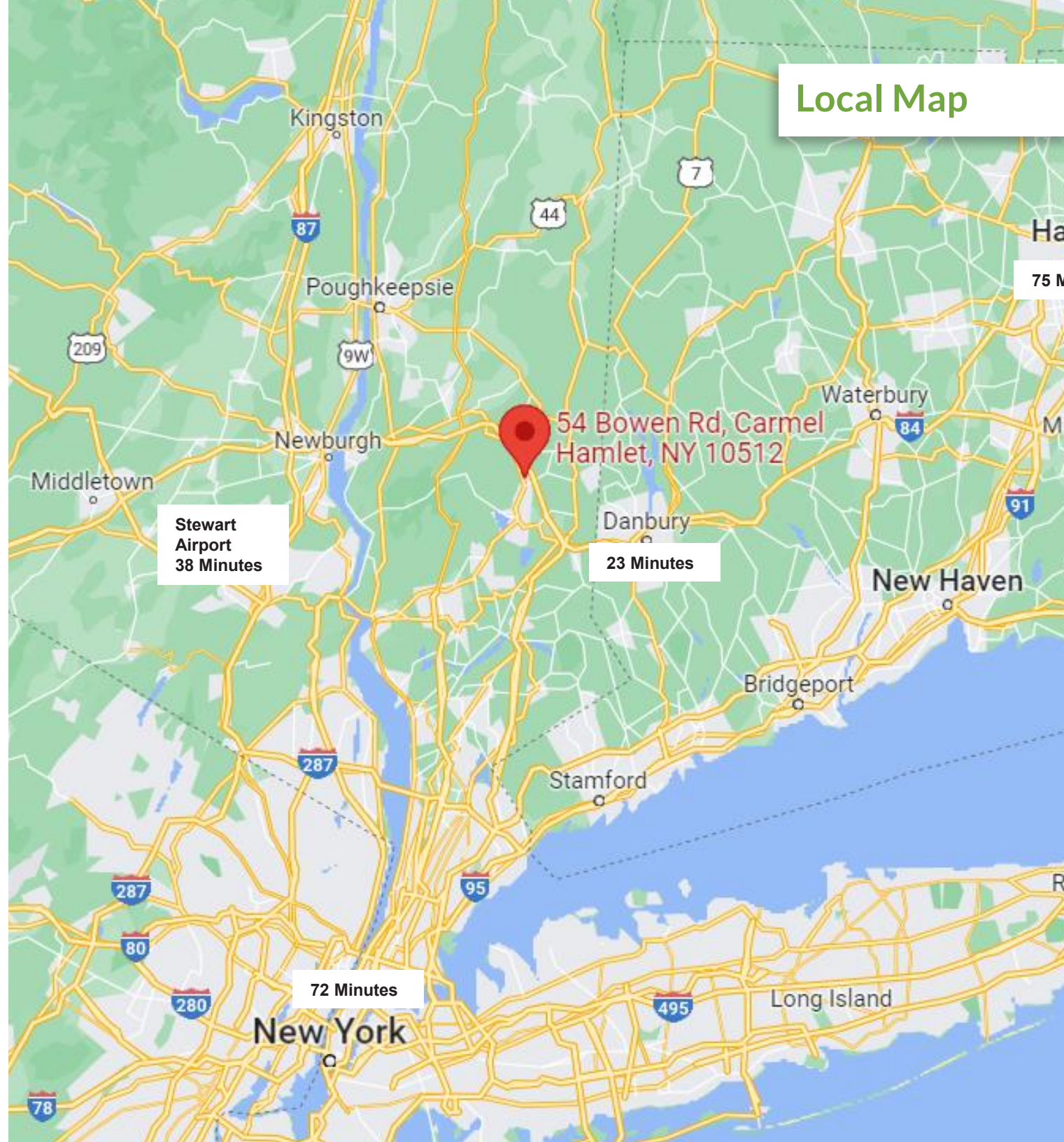
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Site Image

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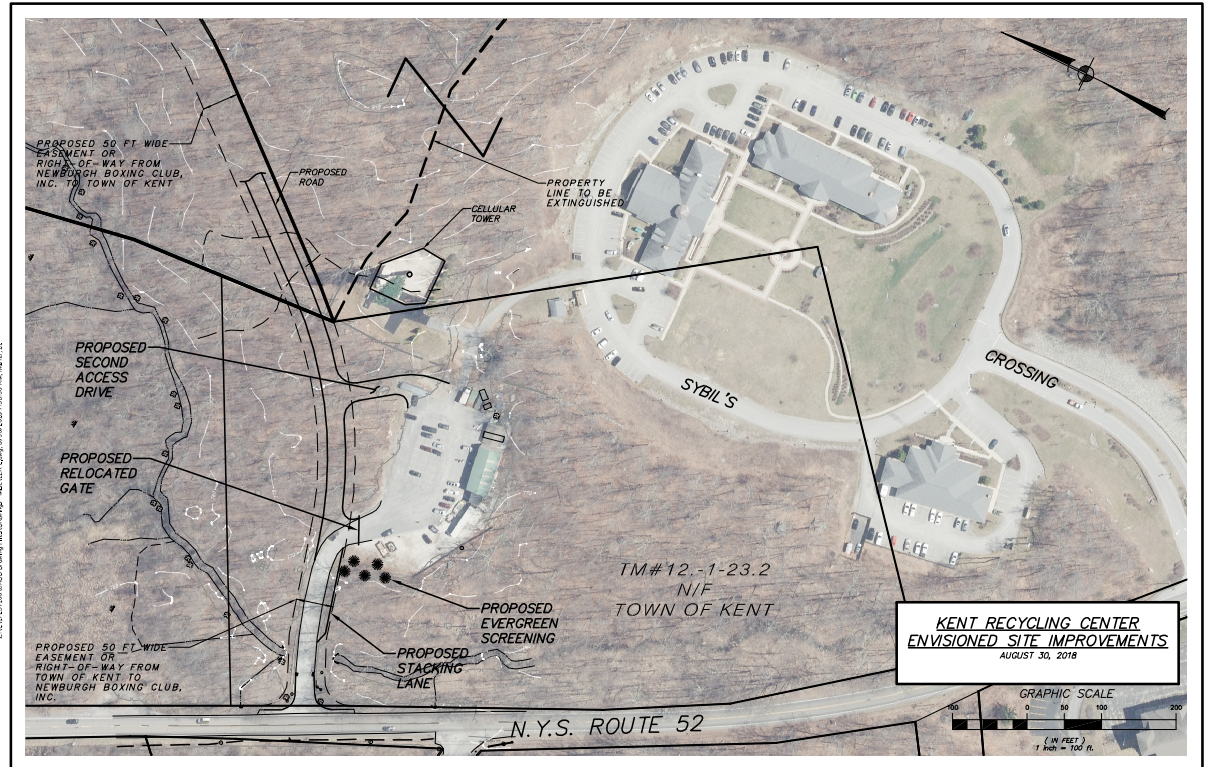


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Site Images



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Conceptual Site Layout



M C G R A T H
R E A L T Y I N C

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